

FOR IMMEDIATE RELEASE

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LANCASTER COUNTY ASSESSOR'S OFFICE SETS 2023 PRELIMINARY REAL PROPERTY VALUATIONS

Lincoln, NE –January 17, 2023 – The Lancaster County Assessor/Register of Deeds has posted preliminary real property valuations to their website at www.lancaster.ne.gov/153/AssessorRegister-of-Deeds and mailed postcard notifications to property owners. The valuations are intended to reflect the current market value of real property in Lancaster County.

Lancaster County Assessor/Register of Deeds, Dan Nolte, encourages property owners to review their preliminary valuation. “The preliminary valuation period is a time for owners to review their current valuation and get answers to questions,” said Nolte.

Since the last county-wide revaluation in 2021, much of the residential and commercial real estate market has increased significantly. “I have been shocked at some of the prices I’ve seen for real estate,” said Nolte. While Nolte is the newly elected County Assessor/Register of Deeds, he is no stranger to the local real estate market. “Assessors are required to assess property at market value and recent sales tell assessors what market value is,” he said.

Owners are encouraged to use the full features of the Assessor’s website to review their preliminary valuation and comparable sales in their area. New this year is an interactive sale map which allows property owners to quickly see sales in their neighborhoods.

The website also allows owners to submit comments, market information and/or schedule a telephone call with a staff appraiser. “We have opened up later time slots for telephone hearings”, Nolte said, adding that his staff will be talking with owners Monday through Friday, until 6:00 pm this season. “Our goal is to provide easy access to information and easy access to our professional staff,” he noted.

Nolte reminds owners that the statutory deadline for scheduling a meeting or telephone call with his office is February 1st, but information can be submitted for staff review until March 1st. “Sooner the better,” said Nolte, who mentioned that preliminary valuations are subject to change as his staff continues to work on valuations until they are finalized by March 25th.

Anyone with questions is encouraged to visit the Assessor’s website, email appraiser@lancaster.ne.gov, or call (402) 441-7463.